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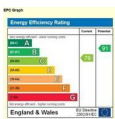


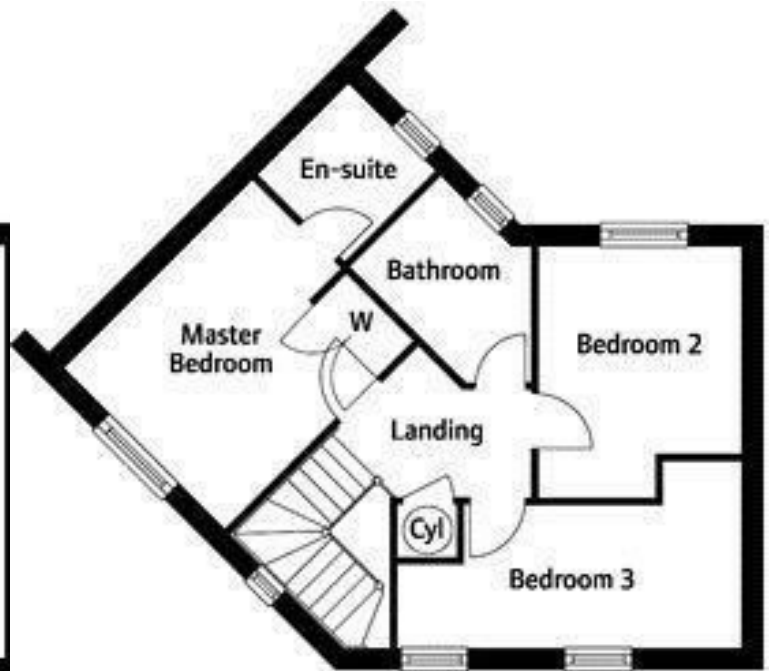
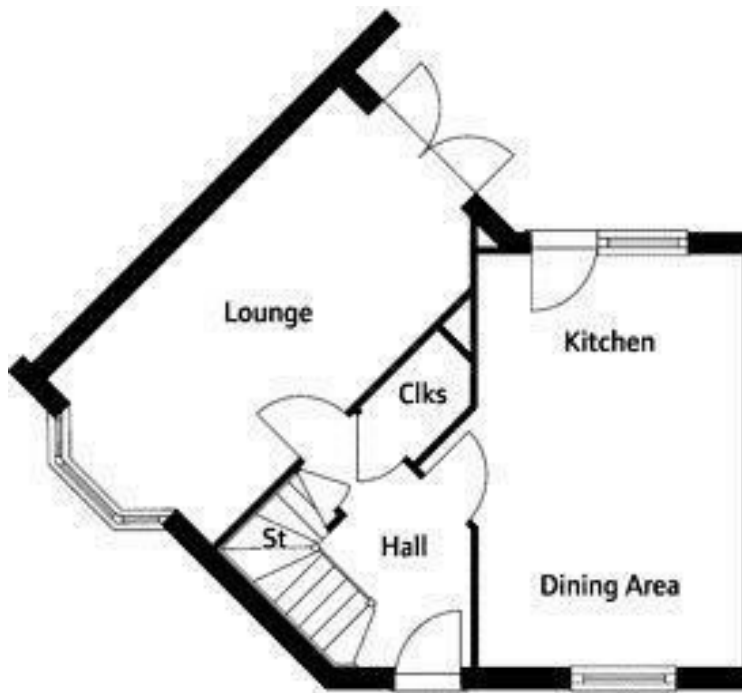
Oak Lane, Kings Cliffe, Peterborough, PE8 6YZ
Price £260,000
Freehold

POPULAR VILLAGE LOCATION* *EASY ACCESS TO A47* *NO CHAIN
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular village location of Kings Cliffe. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The Master Bedroom has built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom. There is a Driveway to the side providing off road parking and enclosed rear garden.

Viewings Highly Recommended.
No Chain.

EPC Rating: C





Entrance Hall

LVT flooring, radiator, under-stairs storage cupboard, door to:

Cloakroom

Fitted with a two piece suite comprising wash hand basin, close coupled WC, radiator, LVT flooring.

Lounge (excl.bay)

17'8" x 10'0" (5.38m x 3.05m)

UPVC double glazed bay window to front, two radiators, fitted carpet, telephone point, TV point, UPVC french double glazed doors to garden.

Kitchen/Dining Room

17'8" x 11'5" max (5.38m x 3.48m max)

Fitted with a matching range of base, drawer and eye level units with worktop space over, sink unit with mixer tap, wall mounted concealed boiler, space for fridge/freezer and tumble dryer, plumbing for washing machine, fitted oven with 4 ring gas hob gas hob with extractor hood over, LVT flooring, UPVC double glazed window to front and rear, double radiator, door to garden.

Stairs & Landing

Fitted carpet, storage cupboard housing hot water cylinder, door to:

Bedroom 1

11'8" x 10'6" (3.56m x 3.20m)

UPVC double glazed window to front, radiator, carpet, TV point, telephone point, built in double wardrobes, door to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin, close coupled WC, radiator, shaver point, vinyl flooring, UPVC obscure double glazed window to rear.

Bedroom 2

11'1" x 9'3" max (3.38m x 2.82m max)

UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 3

15'3" x 8'2" max irregular shape (4.65m x 2.49m max irregular shape)

Two UPVC double glazed windows to front, radiator, carpet.

Bathroom

Fitted with a three piece suite comprising; bath, pedestal wash hand basin, close coupled WC, radiator, vinyl flooring.

Outside

There is a Driveway to the front providing off road parking. The rear garden has a small patio area, artificial grass, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.